Prospectus Number:

PDC-0046-WA14

#### **FY2014 Project Summary**

The General Services Administration (GSA) proposes the final phase of a multi-phase modernization of approximately one-half of the Harry S. Truman (Main State) Building, located at 2201 C Street, NW, Washington, DC. Alterations under this phase involve demolition and build out of the North Court area and the replacement of all HVAC, electrical and plumbing systems, the installation of a fire sprinkler system and replacement of the elevators.

This request amends prospectus PDC-00464, the last prospectus approved in support of the modernization of the Department of State Headquarters, a project that has spanned several decades with the design started in FY1991 and a revised construction completion anticipated for FY2016.

## FY2014 Appropriation Requested 1

(Phase V - ECC and M & I).....\$58,908,000

# FY2014 Committee Approval Requested<sup>2</sup>.....\$25,539,000

#### Major Work Items (Phase V)

Interior construction, HVAC, electrical and plumbing system replacement, fire protection upgrades, conveyance systems, exterior construction, demolition and abatement, special construction

### **Project Budget**

Design	
Phase I (FY88)	\$3,650,000
Phase II (FY91)	2,216,000
Phase III (FY95)	980,000
Phase IV (FY96)	
Phase IVa (FY07)	2,900,000
Phase V (FY09 ARRA)	
Total Design	

<sup>&</sup>lt;sup>1</sup> Estimated Total Project Costs: \$184,611,000, Appropriations to Date Received: \$125,713,000

<sup>&</sup>lt;sup>2</sup> Estimated Total Project Costs: \$184,611,000, Committee Approvals to Date Received: \$144,337,000

	Prospectus Number:	PDC-0046-WA14
Estimated Construction Cost (EC	C)	
Phase I (FY99)		\$27,756,000
Phase II (FY00)		9,768,000
Phase III (FY01)		
Phase IV (FY03)	•••••	27,190,000
Phase IVa (FY07)		1,616,000
Phase IV (FY09 ARRA)	•••••	10,300,000
Phase V (FY14)	•••••	<u>55,808,000</u>
Total ECC	•••••••••••••••••••••••••••••••••••••••	\$159,273,000
Management and Inspection (M&	ķΙ)	
Phase I (FY99)	•••••	\$2,023,000
Phase II (FY00)	••••••	743,000
Phase III (FY01)	•••••	1,940,000
Phase IV (FY03)		2,253,000
Phase IVa (FY07)	•••••	113,000
Phase V (FY14)	••••••	<u>3,100,000</u>
Total M&I	•••••	\$10,172,000
*Tenant agencies may fund an addition normally provided by the GSA.	•	
FY2014 Appropriation Requested (Phase V - ECC and M & I)		, ,
Schedule	Start	End
Design	FY1991	FY2011
Construction		
Phase I	FY1999	FY2005
Phase II	FY2000	FY2005
Phase III	FY2003	FY2005
Phase IV	FY2008	FY2012
Phase IVa	FY2008	FY2012
Phase V	FY2014	FY2016

PBS

## AMENDED PROSPECTUS - ALTERATION HARRY S. TRUMAN BUILDING WASHINGTON, DC

Prospectus Number:

PDC-0046-WA14

#### **Building**

The Harry S Truman building is located at 2201 C Street, NW, Washington, DC. The original portion of the State Department Building, the "Old War Building", was completed in 1938. It was originally constructed for the War Department, and is listed on the National Register of Historic Places. An addition, "New State", was constructed in 1960. The building provides approximately 2.6 million gross square feet of administrative and support spaces for the Department of State personnel and associated functions and has 905 inside parking spaces on the site.

#### **Tenant Agencies**

Department of State

#### **Proposed Project**

GSA is seeking to continue the on-going multi-phased modernization of the Harry S Truman (Main State) Building. The modernization project for the Main State Department was submitted and approved August 1, 1996.

Phase V work will include demolition and build-out of the west section of the North Court area. The build-out will include replacing all HVAC systems, electrical and plumbing systems, installing an automatic fire sprinkler system with fire pumps, replacing the elevators, and providing all new office and support spaces. In addition, technology has become more efficient since the construction documents were finished, so HVAC and electrical systems will be modified to take advantage of new efficiencies.

#### Major Work Items (Phase V)

Demolition and Abatement	\$9,787,000
Special Construction	1,233,000
Exterior Construction	3,019,000
Interior Construction	12,197,000
Conveyance Systems	9,034,000
Plumbing Replacement	871,000
HVAC Replacement	10,644,000
Fire ProtectionUpgrades	3,212,000
Electrical Systems Replacement	<u>5,811,000</u>
Total ECC (Phase V)	\$55,808,000

Prospectus Number:

PDC-0046-WA14

#### Justification

The proposed project will mitigate fire and life safety risks to the building occupants by providing sprinkler protection and additional means of building egress.

Obsolete systems will be replaced and upgraded in order to reduce the chances of system failure, sustained outages and labor intensive maintenance and operations costs. The mechanical and electrical systems were the original equipment dating from the 1940s and were outdated, undersized, and under capacity for current demands. Maintenance of these obsolete systems was labor intensive, resulting in frequent and prolonged inconvenience to the tenants and effective mission accomplishment.

The project will also address security requirements through wall hardening, progressive collapse mitigation, and blast window installation. While these security improvements are being largely funded by State rather than this prospectus, however the work must be coordinated for construction efficiency and to reduce taxpayer cost.

This prospectus provides for additional authority as a result of escalation of construction costs to complete Phase V.

#### **Summary of Energy Compliance**

This project will be designed to conform to requirements of the Facilities Standards for the Public Buildings Service and will implement strategies to meet the Guiding Principles for High Performance and Sustainable Buildings. GSA encourages design opportunities to increase energy and water efficiency above the minimum performance criteria.

#### **Prior Appropriations**

Harry S. Truman Prior Appropriations			
Public Law	Fiscal Year	Amount	Purpose
100-202	1988	\$3,650,000	Design
101-509	1991	\$2,216,000	Design
103-329	1995	\$980,000	Design
104-52	1996	\$985,000	Design
105-277	1999	\$29,779,000	Phase I ECC & M&I
106-58	2000	\$10,511,000	Phase II ECC & M&I

Prospectus Number:

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Appropriations	to Date	\$125,703,000	
111-5 (ARRA)	2009	\$14,735,000	Phase V Design, Phase IV ECC
			ECC & M&I
110-5	2007	\$4,629,000	Phase IVAdd'l Design,
108-7	2003	\$29,443,000	Phase IV ECC & M&I
106-554	2001	\$28,775,000	Phase III ECC & M&I

## **Prior Committee Approvals**

Harry S. Truman Prior Committee Approvals			
Committee	Date	Amount	Purpose
House PWT	6/3/1987	\$3,650,000	Design
House PWT	6/28/1990	\$2,216,000	Design
Senate EPW	6/12/1990	\$2,216,000	Design
House T & I	8/1/1996	\$138,471,000	Add'l Design, ECC &M&I
Senate EPW	7/24/1996	\$138,471,000	Add'l Design ECC& M&I

# Prior Prospectus-Level Projects in Building (past 10 years)

None

# Alternatives Considered (30 year, present value cost analysis)

This project is a multi-year, multi-phased project. GSA is in the process of renovating the building therefore, there are no other feasible alternatives.

	Prospectus Number:	PDC-0046-WA14
Recommendation		
ALTERATION		
<b>Certification of Need</b>		
The proposed project is the best solu	ution to meet a validated Govern	ment need.
Submitted at Washington, DC, on _	April 4, 2013	
Recommended: Commissione	er/Public Buildings Service	
Approved:	histrator, General Services Admi	inistration